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NOTICE OF PREPARATION DOCUMENTATION

DATE: April 9, 2009

PROJECT NAME: Sugarbush Residential Development Project

PROJECT NUMBER(S): GPA 05-010, SP 03-003, R04-008, TM5295RPL⁷, S04-015

PROJECT APPLICANT: Sugarbush L.P.

ENV. REVIEW NUMBER: 02-08-047

PROJECT DESCRIPTION:

The project proposes a General Plan Amendment, Specific Plan, Rezone, Tentative Map, and Site Plan for a 45-lot subdivision of 115.5 acres (APN 181-162-05, 181-162-15, 181-162-16, 181-170-33, and 184-080-08) with two open space areas totaling 77.13 acres. Proposed residential lot size ranges from 0.5 to 1.73 acres. The current General Plan requires minimum gross parcel sizes of two and four acres, and the current zone is A70 (Limited Agriculture) that requires a net minimum lot size of 2 acres. The General Plan Amendment would change the Land Use Designation from (17) Estate to (21) Specific Plan, and provide text for the North County Metropolitan Subregional Plan that would limit density to 0.39 and a minimum lot size of 0.5 acres. The Specific Plan application is to guide the development of this master planned residential community and requires rezoning of the site from A70 to S88. The proposed S88 zoning will have a density of 0.39, and minimum lot size of 0.5 acres. The Specific Plan also proposes variable setbacks on the residential lots with a "V" designator. The Site Plan identifies the setbacks on each lot.

Residential lots are concentrated along the lower elevation, central and southwestern boundary of the site. The proposed open-space consists of higher elevation steep slopes and drainages with native vegetation. This design places new residential land

use adjacent to existing residential land use, and places open space area next to undeveloped, higher elevation slopes with native vegetation. A total of 322,000 cubic yards of cut and fill, balanced onsite, is estimated for the project. Maximum heights of cut and fill slopes will be 40 feet and 37 feet, respectively, at 2:1 ratio. Total onsite open space area proposed is 77.13 acres.

Primary access will be taken from Sugarbush Drive, which currently dead-ends at the project site's north-central boundary. Sugarbush Drive will be extended into the project along a 60-foot easement with a paved width of 40 feet. A gated secondary emergency access is proposed through Lot F on the western boundary of the site that will connect to Buena Creek Road via Cleveland Trail. This secondary emergency access will consist of 24 feet of paved surface width over 28 feet graded within a 30-foot easement both onsite and offsite. Pursuant to Vista Fire Protection District requirements, the project will also construct Street E (onsite) as a gated emergency access road. Only onsite improvements are required for Street E, the project is not required to make any offsite improvements to either Lone Oak Lane or Lone Oak Road, located on the west side of the project. The onsite secondary emergency access road (Street E) will have 24-feet of paved width. Sewer service will be provided by Buena Sanitation District, and extended to the project from Cleveland Trail, located on the west side of the site. Water service will be provided by Vista Irrigation District, and extended from Sugarbush Drive, Lone Oak Lane, and Cleveland Trail. Vista Fire Protection District will provide emergency service to the project site.

PROJECT LOCATION:

The project is located north of San Marcos and east of Vista. It is located at the southern terminus of Sugarbush Drive, and western terminuses of Cleveland Trail and Lone Oak Lane, within the North County Metro Planning Area in the unincorporated area of San Diego County. Refer to attached Regional Location and Project Location maps.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

Aesthetics/Visual Resources

- Air Quality
- Biological Resources
- Cultural Resources
- Hazards – Fire Service/Safety
- Hydrology and Water Quality
- Land Use Planning
- Noise
- Transportation/Traffic
- Mandatory Findings of Significance

Additionally, the following detailed environmental technical studies will also be completed and integrated into the Draft EIR:

- Visual Impact Analysis including a Conceptual Landscape Plan
- Air Quality Analysis
- Biological Resources Report
- Cultural Resources Survey Report
- Fire Protection Plan
- Preliminary CEQA Hydrology Report
- Stormwater Management Plan
- Preliminary Grading Plan
- Noise Analysis
- Traffic Impact Analysis

Attachments:

- Project Regional Location Map
- Project Detailed Location Map
- Site Plan Exhibit
- Tentative Map Exhibit
- Environmental Initial Study